

Downtown Part 20.25A - Table of Contents

20.25A.010 General	New Introductory section for ease of use.
A. Applicability	Organized like Light Rail Overlay Part
B. Organization	20.25M and BelRed Part 20.25D.
20.25A.020 Definitions	New Definition section for ease of use.
A. Definitions specific to Downtown	Organized like BelRed Part 20.25D.
B. General Definitions not applicable to DTN	
20.25A.030 Review Required	New Process section for ease of use.
A. Applicable Review	Organized like BelRed Part 20.25D.
B. Master Development Plan	Substantive language moved from
C. Design Review	Downtown LUC 20.25A.010 and
D. Departures	expanded. Departures advance
E. Procedural Merger	stakeholder requests for increased
	flexibility.
20.25A.040 Nonconforming uses, structures and sites	Moved from Downtown LUC 20.25A.025
A. Nonconforming Uses	and conformed to other sections of the
B. Nonconforming Structures	draft code amendment for consistency.
C. Nonconforming Sites	
20.25A.050 Downtown Land Use Charts	Moved from Downtown LUC 20.25A.015.
A. Permitted Uses	Updated as part of Early Wins.
B. Prohibited Uses	Proposed code amendment adds a new
C. Use Chart Described	Residential Use Note (2), and amends
D. Use Charts	Transportation and Utilities Notes (1) and
	(5) to update citations.
20.25A.060 Dimensional Charts	Moved from Downtown LUC
A. Dimensional Charts in Dtn Districts	20.25A.020.A.2 and amended in response
B. Exceptions to Dimensional Requirements	to CAC and Planning Commission
	direction.
20.25A.070 FAR and Amenity Incentive System	Moved from Downtown LUC 20.25A.030
A. General	and amended in response to CAC and
B. Required Review	Planning Commission direction.
C. How to Calculate FAR	
D. Specific Requirements	

20.25A.080 Parking Standards <ul style="list-style-type: none"> A. General B. Min/Max Parking Requirements by Use C. Shared Parking D. Off-Site Parking E. Commercial Use Parking F. Parking Area and Circulation G. Bicycle Parking H. Director's Authority to Modify Parking 	Moved from Downtown LUC 20.25A.050 and reorganized like BelRed 20.25D. Allows increased flexibility by providing process to modify required parking ratios.
20.25A.090 Street and Pedestrian Circulation Standards <ul style="list-style-type: none"> A. Sidewalk Widths B. Planter Strips and Tree Pits 	Moved from Downtown LUC 20.25A.060 and amended. Includes Early Wins.
<ul style="list-style-type: none"> C. Downtown Core <ul style="list-style-type: none"> 1. Major Pedestrian Corridor 2. Major Public Open Spaces 3. Minor Publicly accessible Spaces 	Moved from Downtown LUC 20.25A.090.E and citations updated. Will be updated following completion of Wilburton-Grand Connection Initiative Discussed with the Planning Commission on October 26, 2016.
20.25A.100 Downtown Pedestrian Bridges <ul style="list-style-type: none"> A. Where Permitted B. Location and Design Plan C. Public Benefit Required D. Development Standards E. Public Access – Legal Agreement 	Moved from Downtown LUC 20.25A.130 and amended to use the new Development Agreement Process.
20.25A.110 Landscape Development	Previously LUC 20.25A.040 Early Wins
A. Street Trees and Landscaping	Moved from LUC 20.25A.060 Early Wins
B. On-site Landscaping	Moved from LUC 20.25A.060
C. Linear Buffer	Moved from LUC 20.25A.0090.D.4 and amended
20.25A.120 Green and Sustainability Factor <ul style="list-style-type: none"> A. General B. Heritage Trees and Landmark Trees 	New. Reviewed by the Planning Commission on October 26, 2016.
20.25A.130 Mechanical Equipment Screening and Location Standards <ul style="list-style-type: none"> A. Applicability B. Location Requirements C. Screening Requirements D. Exhaust Control Standards E. Modifications F. Noise Requirements 	Moved from Downtown LUC 20.25A.045 Early Wins.

Design Guidelines	Replaces Building Sidewalk Design Guidelines.
20.25A.140 Downtown Design Guidelines Introduction	
20.25A.150 Context	
20.25A.160 Site Organization	
20.25A.170 Streetscape and Public Realm	
20.25A.180 Building Design (Base, Middle and Top)	